117.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,800 / 599,800
					USE VALUE:	599,800 / 599,800
					ASSESSED:	599,800 / 599,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLANT FRANCES D--ETAL
Owner 2:	CUTLER LEWIS H
Owner 3:	
Street 1:	57 JAMES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1970, having primarily Vinyl Exterior and 1230 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6256.000	174,400		425,400	599,800
Total Card	0.144	174,400		425,400	599,800
Total Parcel	0.144	174,400		425,400	599,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.64 | /Parcel: 487.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 75297

GIS Ref

GIS Ref

Insp Date 10/27/18

!9086!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	174,400	0	6,256.	425,400	599,800		Year end	12/23/2021
2021	101	FV	168,100	0	6,256.	425,400	593,500		Year End Roll	12/10/2020
2020	101	FV	168,100	0	6,256.	425,400	593,500	593,500	Year End Roll	12/18/2019
2019	101	FV	159,300	0	6,256.	419,300	578,600	578,600	Year End Roll	1/3/2019
2018	101	FV	159,300	0	6,256.	322,100	481,400	481,400	Year End Roll	12/20/2017
2017	101	FV	159,300	0	6,256.	303,800	463,100	463,100	Year End Roll	1/3/2017
2016	101	FV	159,300	0	6,256.	279,500	438,800	438,800	Year End	1/4/2016
2015	101	FV	162,700	0	6,256.	261,300	424,000	424,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:26:56

LAST REV

Date	Time
02/19/19	12:47:24
ekelly	

PAT ACCT. 9086

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALLANT FRANCES	22938-320		2/25/1993		146,200	No	No	Y	

USER DEFINED

Prior Id # 1:	75297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2013	1201	Redo Kit	17,014	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
10/3/2018	Missed Appt.	BS	Barbara S
9/17/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/3/2009	Measured	189	PATRIOT
4/8/2000	Inspected	276	PATRIOT
2/10/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6256		Sq. Ft.	Site		0	70.	0.97	6									425,378						425,400	

Total AC/HA:	0.14362	Total SF/SM:	6256	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,378	Spl Credit		Total:	425,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248798
Depreciation:	74390
Depreciated Total:	174407

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

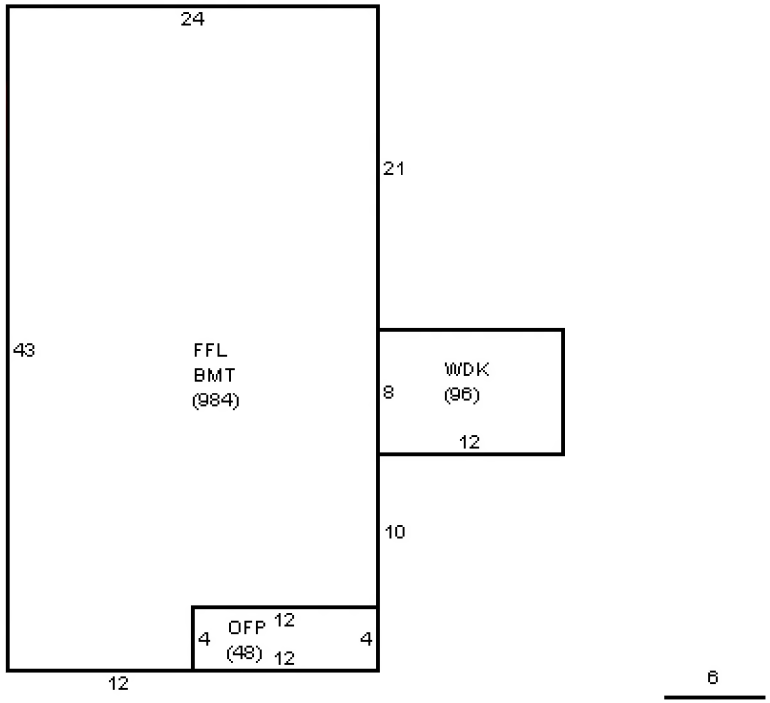
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	82.58
Final Total:	174400	Val/Su SzAd	177.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	47.080	46,323
FFL	First Floor	984	134.990	132,827
WDK	Deck	96	16.000	1,536
OFP	Open Porch	48	44.000	2,112
	Net Sketched Area:	2,112	Total:	182,798
Size Ad	984	Gross Area	2112	FinArea 1230

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: